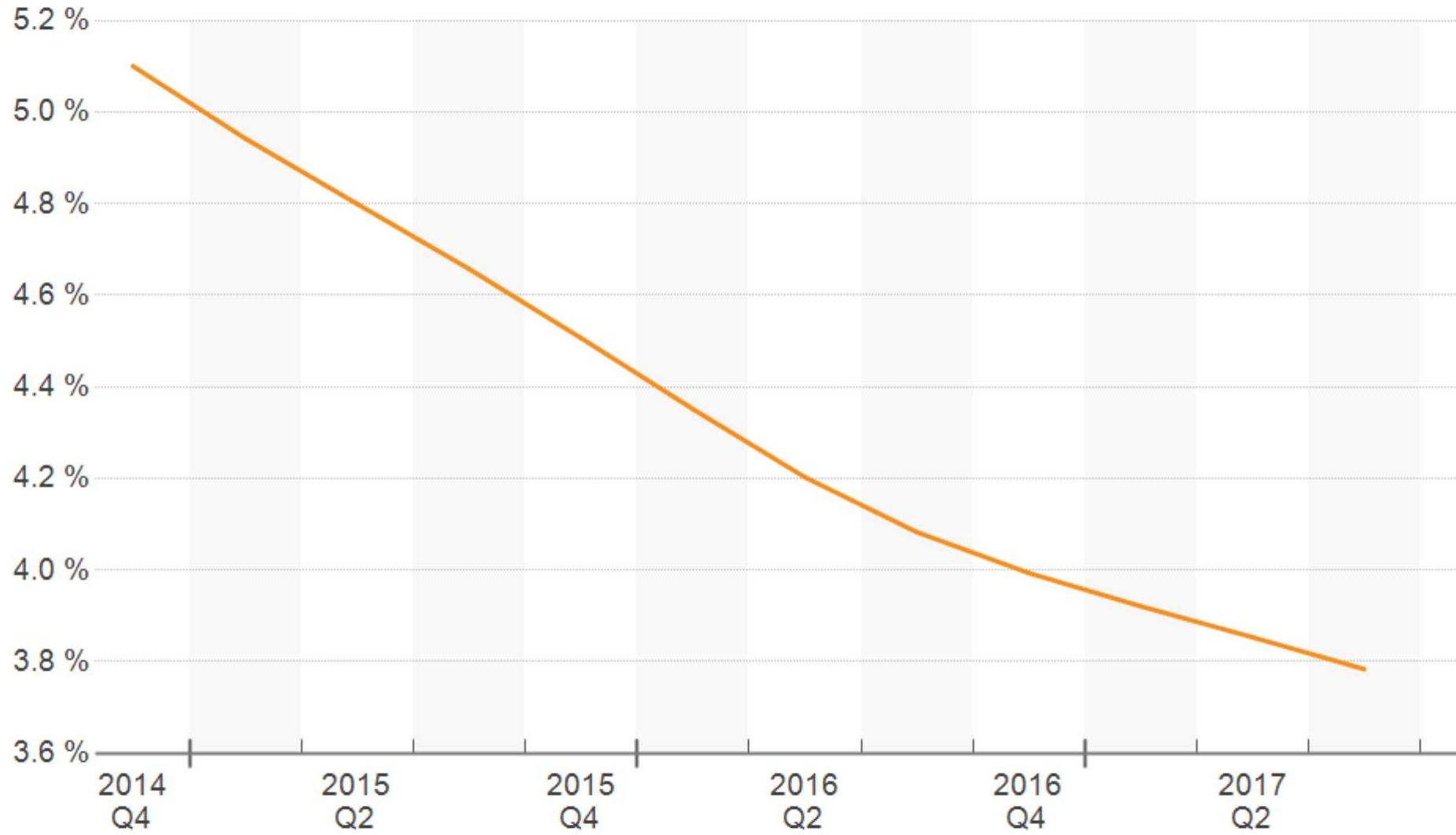


# Greeley & Surrounding Area - Office

## Vacancy Rate



## Greeley & Surrounding Area - Office

<b>Availability</b>	<b>Survey</b>	<b>5-Year Avg</b>
Gross Rent Per SF	\$18.41	\$16.33
Vacancy Rate	3.6%	5.4%
Vacant SF	164,837	243,576
Availability Rate	5.3%	7.4%
Available SF	248,000	336,675
Sublet SF	0	2,393
Months on Market	8.1	16.0

<b>Inventory</b>	<b>Survey</b>	<b>5-Year Avg</b>
Existing Buildings	415	412
Existing SF	4,540,062	4,518,464
12 Mo. Const. Starts	0	7,077
Under Construction	112,000	11,466
12 Mo. Deliveries	10,947	10,438

<b>Demand</b>	<b>Survey</b>	<b>5-Year Avg</b>
12 Mo. Absorption SF	17,586	42,270
12 Mo. Leasing SF	97,001	107,821

<b>Sales</b>	<b>Past Year</b>	<b>5-Year Avg</b>
Sale Price Per SF	\$185	\$131
Asking Price Per SF	\$194	\$137
Sales Volume (Mil.)	\$49	\$58
Cap Rate	-	8.4%